

**ORIGINAL**

**RESOLUTION NO. 2019-34**

**A RESOLUTION OF THE TOWN OF WHITESTOWN, INDIANA  
DECLARING AN ECONOMIC REVITALIZATION AREA  
AND APPROVING AN APPLICATION FOR REAL PROPERTY TAX ABATEMENT**

**WHITESTOWN LOT 7, L.L.C.**

WHEREAS, the Town Council of the Town of Whitestown, Indiana (the "Town Council" and the "Town", respectively) has thoroughly studied and been advised of a proposed revitalization program which includes redevelopment or rehabilitation on certain property located in the Town at Whitestown Crossing II, as more particularly described in the map and including the parcels identified in Exhibit A attached hereto (the "Area"); and

WHEREAS, the Town Council has thoroughly studied and been advised by Eric Osterhaus, on behalf of Whitestown Lot 7, L.L.C. and or its affiliates (the "Applicant") of a proposed revitalization program which includes redevelopment or rehabilitation in the Area, specifically on Lot 7 thereof (parcel number 0201382009), to include construction of a new 44,100 square foot (estimated) spec warehouse and office, with related site improvements (the "Project"), as more particularly described in the hereinafter defined Application; and

WHEREAS, the Town Council has received from the Applicant for the Area (i) an Application for Real Property Tax Abatement, including a Statement of Benefits Real Estate Improvements, attached hereto as Exhibit B and incorporated herein by reference (the "Application") and (ii) a request that the Town designate the Area as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"); and

WHEREAS, the Act has been enacted to permit the creation of "economic revitalization areas" and to provide all of the rights, powers, privileges and immunities that may be exercised by this Town Council in an economic revitalization area, subject to the conditions set forth in the Act; and

WHEREAS, Applicant anticipates increases in the assessed value of the Area from the proposed redevelopment or rehabilitation of real property, and has submitted the Application to the Town Council in connection therewith; and

WHEREAS, the Town Council finds that the Area is an area that has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented normal development and use of the property and that the designation of the Area as an economic revitalization area would enhance the opportunity for the creation of new jobs and the protection of the current employment; and

WHEREAS, the Town of Whitestown Redevelopment Commission adopted its Resolution No. 2019-12 on December 2, 2019 recommending approval of the Application and creation of the Area by the Town Council; and

WHEREAS, the Town Council has reviewed the information brought to its attention, including the Application, and hereby determines that it is in the best interest of the Town to designate the Area as an economic revitalization area pursuant to the Act; and

WHEREAS, the Town Council finds that the purposes of the Act are served by allowing the owner of the real property in the Area a traditional real property tax deduction for the Project for a period of ten (10) years pursuant to the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, INDIANA, as follows:

1. The Area is hereby declared an “economic revitalization area” under Section 2.5 of the Act and designated the “Whitestown Crossing ERA #1”, subject to a public hearing, the adoption of a confirmatory resolution by the Town Council and other requirements of the Act.

2. In accordance with Section 2.5(b) of the Act, the Town Council hereby determines that the owner of the real property in the Area shall be entitled to a traditional real property tax deduction for the Project, to be provided pursuant to Section 3 of the Act, for a period of ten (10) years with respect to real property which is redeveloped or rehabilitated as contemplated by and reflected in the Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

<u>Year</u>	<u>% of Assessed Value Exempt From Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

3. The Clerk-Treasurer of the Town is hereby authorized and directed to make all filings necessary or desirable with the Boone County Assessor, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Declaratory Resolution and the creation of the Area as an economic revitalization area.

4. The Clerk-Treasurer of the Town is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area, including the Project site, is located, as provided in the Act.

5. This Declaratory Resolution shall be submitted to a public hearing to be convened by the Town Council, where the Town Council will receive and hear all remonstrances and objections as provided by the Act.

6. The Area shall cease to be designated an economic revitalization area on January 1, 2040.

7. The Town Council hereby makes the following affirmative findings pursuant to Section 3 of the Act in regards to the Application:

- a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
- b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
- c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
- d. the totality of benefits is sufficient to justify the deduction.

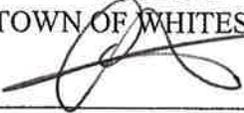
8. As an inducement for Applicant to invest in the Area, the Application is hereby approved effective upon confirmation of this Declaratory Resolution as required by the Act.

9. The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.

10. This Declaratory Resolution shall take effect upon its adoption.

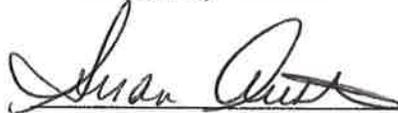
Adopted this 18<sup>th</sup> day of December, 2019.

TOWN COUNCIL OF  
TOWN OF WHITESTOWN, INDIANA



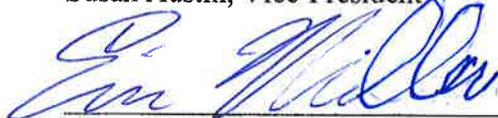
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Clinton Bohm, President



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Susan Austin, Vice-President



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Eric Miller, Council Member



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Jeffrey Wishek, Council Member

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Kevin Russell, Council Member

ATTEST:

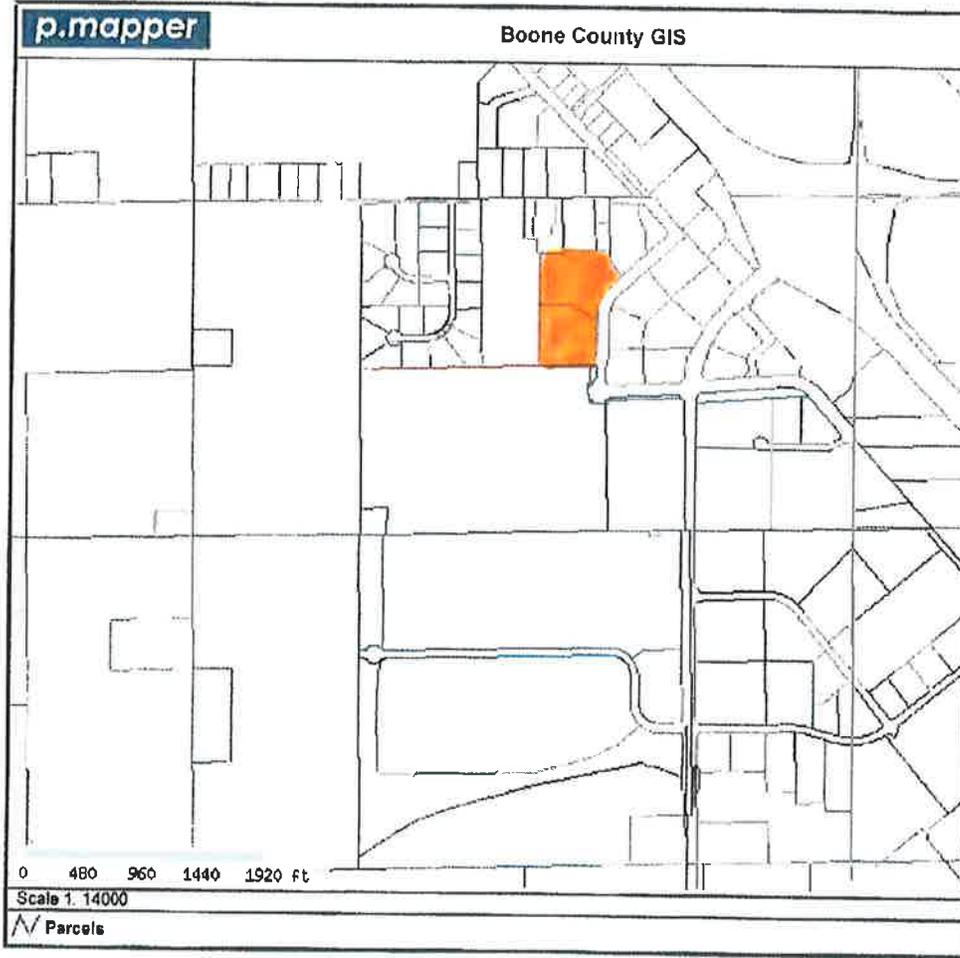


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Matt Sumner, Clerk-Treasurer

**EXHIBIT A**

*Map of the Area and Parcels in the Area\**



\* The Area is shaded in orange on the above map.

The Area includes the following parcel numbers:

0201382009 (State parcel # 06-07-27-000-018.002-020)

0201382008 (State parcel # 06-07-27-000-018.001-020)

**Exhibit B**

*Applicant Application  
(including Statement of Benefits Real Estate Improvements)*

RECEIVED  
10/10/19 SF

Real | Town of Whitestown, Indiana  
Real Property Tax Abatement Application  
Project Questionnaire

1. Name of the company for which persona}property tax abatement is being requested: Eric Osterhaus LLG to be formed

2. State the name, title, address, telephone number and e-mail address of a company representative who may be contacted concerning this application:

Name and Title: Eric Osterhaus

Address: 7620 Washington Blvd., Indianapolis, IN 46240

Telephone: 317-710-6847

E-Mail Address: eric@systembuilders.com

3. State the name, title, address, telephone number and e-mail address of a company representative responsible for filing the required annual compliance forms (Form CF-1) which will be used by the Town to determine if your company is compliant with the terms of the abatement application, including Form SB-1, and whether the abatement will continue or be terminated (the contact should be made aware of the compliance form's importance).

Name and Title: Eric Osterhaus LLC to be formed

Address: 7620 Washington Blvd., Indianapolis, IN 46240

Telephone: 317-710-6847

E Mail Address: eric@systemsbuilders.com

4. Location of property for which personal property tax abatement is being sought

a) Street Address: Indpls Road, whitestown, IN 46057

b) Tax Parcel Number(s): 020-13820-09

Attach a legal description and area map of the proposed project location.

5. What is the amount of the most recent assessment attributable to (this information is available on the most recent property tax form) the real property at the project location:

Gross AV of Land \$7,800

6. Has this project or tax abatement request been discussed with either the President of the Whitestown Redevelopment Commission, the Whitestown Town Manager or the President of the Whitestown Town Council?  Yes \_\_\_\_\_ No

7. Does your company currently conduct manufacturing operations, research and development, distribution and/or information technology research at this location? If so, how long has your company been at this location?  
No  
\_\_\_\_\_  
\_\_\_\_\_

8. Does your business have other operations in Indiana? If so, please list the location of the other operations. I am involved with two additional buildings in Whitestown  
\_\_\_\_\_

9. What is the size of the facility to be improved or constructed?  
Approximately 42,000 to 45,000 square feet

10. On a separate page, briefly describe the nature of the business of your company.

11. On a separate page, briefly describe the proposed real estate improvements to be constructed by your company at the project location.

12. Have the proposed real estate improvements been constructed (Please note that State statute requires applicants to delay construction until after abatement has been granted)?

\_\_\_ Yes  No

13. What is the anticipated date for construction to begin? \_\_\_ April 1, 2020

14. What is the anticipated date for project completion? December 31, 2020

15. If a facility is being improved, does the proposed improvement to the facility change the function of the cmTent facility?

\_\_\_ Yes  No

a) If yes, please describe the any new functions to be performed at the improved facility:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b) What is the estimated value of the real property improvement for which real property tax abatement is being requested? \$ 19,000.00

16. Complete the following profile of the Company that will occupy the property for which tax abatement is being requested: Tenants not yet identified - TBD

a) Number of current full time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled      Average hourly wage rate for skilled positions     

Semi-skilled      Average hourly wage rate for semi-skilled positions     

Clerical      Average hourly wage rate for clerical positions     

Salaried      Average salary (per hour) for salaried positions     

TOTAL NUMBER OF EXISTING EMPLOYEES (permanent and full-time)  
n/a

b) Number of current part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled      Average hourly wage rate for skilled positions     

Semi-skilled      Average hourly wage rate for semi-skilled positions     

Clerical      Average hourly wage rate for clerical positions     

TOTAL NUMBER OF EXISTING EMPLOYEES (part-time)  
n/a

c) Approximate value of benefits for existing and new employees on a per hour basis (e.g. benefits are valued at an additional \$3.00 per hour, etc.) uncertain as to the benefit as the project is a spec building

d) Summary of benefits for existing and new employees.

Uncertain as to the benefit as the project is a spec building

e) Number of created full-time permanent hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled      Average hourly wage rate for skilled positions     

Semi-skilled      Average hourly wage rate for semi-skilled positions

Clerical \_\_\_\_\_ Average hourly wage rate for clerical positions \_\_\_\_\_

Salari ed \_\_\_\_\_ Average salary (per hour) for salari ed positions \_\_\_\_\_

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)  
Uncertain, but estimate 10 full time, permanent employees

f) Number of created part-time hourly employees by skill level (include average hourly wage rate excluding benefits and overtime)

Skilled \_\_\_\_\_ Average hourly wage rate for skilled positions \_\_\_\_\_

Setni-skilled \_\_\_\_\_ Average hourly wage rate for semi-skilled positions \_\_\_\_\_

Clerical \_\_\_\_\_ Average hourly wage rate for clerical positions \_\_\_\_\_

Salari ed \_\_\_\_\_ Average salary (per hour) for salari ed positions \_\_\_\_\_

TOTAL NUMBER OF NEW EMPLOYEES (pait-time)

g) What is the total dollar amount to be spent on newsalaries? Uncertain as the project is spec, but estimate \$250,000

h) Provide schedule for when new employce positions are expected to be filled.  
Uncertain gs project is spec

17. On a separate page, please give a detailed description of what the impact on your business will be if the proposed real property improvement is not constructed (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.). Without the approval of real property abatement it will be difficult for this project to

18. What is the term of the tax abatement requested (maximum 10 years). 10 years succeed.

J 9. Attach a schedule of the proposed tax abatement percentages in each year (note, if the proposed tax abatement schedule is other than a traditional tax abatement schedule the Town may impose additional fees for consideration).

Example (note this is a traditional 10 year abatement schedule)

Year	% of Assessed Value ExemQt From Real ProQerty Taxes
1	100%
2	95%
3	80%,
4	65%
5	50%
6	40%
7	30%

	0%	
	0%	
0	%	

20. Complete the following schedule concerning the proposed real property taxes to be abated and include on a separate page the worksheets for calculating the figures provided below:

I. Projected Current Conditions Without Abatement

- A. Current Annual Real Property Taxes: \_\_\_\_\_
- B. Projected 10-Year Total: \_\_\_\_\_

II. Projected Conditions With Abatement

- A. Projected 10-Year Real Property Taxes: \_\_\_\_\_
- B. Projected 10-Year Abatement: \_\_\_\_\_

III. Projected Total (Assumes Abatement Granted)

- A. Total Amount Abated: \_\_\_\_\_
- B. Total Taxes to be Paid: \_\_\_\_\_

Note: Attach Worksheets

21. Which approvals or permits will be required for the project?

- (a) zoning change
- (b) annexation
- (c) plat approval
- (d) development plan
- (e) variance
- (f) special exception
- (g) building permit
- (h) other \_\_\_\_\_

22. Will additional public infrastructure/facilities be required? If so, please explain in detail costs/funding source and schedule for construction.

None

23. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain. None

24. Please describe any community involvement/contributions the applicant has provided in the past and/or expects to provide in the future.

As the owner of Systems Builders and part owner of Crest, LLC, I have constructed 11 buildings and have ownership interest in two

25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. Yes, numerous sub contractors and labor from local area

26. Has the applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved.

Yes> Crest LLC has constructed two office warehouse buildings and received tax abatement and in compliance with the requirements of the same

27. Is the applicant current on all of its payment obligations to the Town and the County (e.g., property taxes, utility (gas, water; sewer, electric) fees (such as capacity fees, monthly services charges), guaranties on any debt obligations, etc.)?

28. Does the proposed project take advantage of any "green" technology (reduce adverse environmental impact)? If so, please explain.

Yes, LED lights throughout with motion sensor where required, high efficiency heaters

CHECKLIST OF ATTACHMENTS:

- |               |   |
|---------------|---|
| <u>  X  </u>  | Application Fee (\$2,000)   |
| <u>  X  </u>  | Completed Memorandum of Understanding                             |
| <u>  X  </u>  | Completed Form SB-1/RP  |
| <u>  X  </u>  | Legal Description of Project Site                                 |
| <u>      </u> | Area Map of Project Site  |
| <u>      </u> | Description of Business at Site                                   |
| <u>  X  </u>  | Description of Improvements to Site                               |
| <u>      </u> | Description of Impact on Business if Improvements not Constructed |
| <u>      </u> | Schedule of Annual Tax Abatement%                                 |
| <u>      </u> | Worksheets for Abatement Calculation                              |

I hereby certify that the information and representations on and included with this application for Real Property Tax Abatement are true and complete.

I understand that if this request for property tax abatement is granted that I will be required to annually provide information to the Town with respect to compliance with the project description, job creation and retention figures (and associated salaries), investment, and other information contained in this application, including the Fonn SB-1/RP. I also acknowledge that failure to provide such information may result in a loss of tax abatement deductions.

[Signature]

Signature of Owner or Authorized Representative

\_\_\_\_\_  
Title

0-8-2019

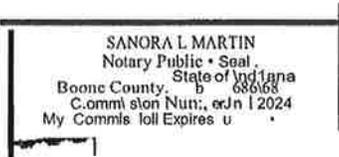
\_\_\_\_\_  
Date

STATE OF 70 JVAJA )

COUNTY OF Bot. J& j

ss:

Before me, the undersigned Notary Public, this C<sup>th</sup> Q<sup>th</sup> g<sup>o</sup> 2<sup>o</sup> 201(ij) personally appeared f.iltC O\$Tt.R.fs4u.Sand acknowledged the execution of the foregoing application for real property tax abatement for the Town of Whitestown, Indiana. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



SICGtvLio. J'V)tV L/  
ANDR AL .UJ.)k'.tti Notary Public  
Residing in f3aWE County, :Y'/JD/At.JA

My commission expires:  
0-1-2024

**TOWN OF WHITESTOWN**  
**MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT**

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by \_\_\_\_\_ ("Applicant")

to perform the steps necessary for the appropriate consideration of Applicant's request for tax abatement.

**RECITALS**

A. The Applicant owns, controls, and/or has an interest in certain property as more particularly described in the property tax abatement application of the Applicant attached hereto as Exhibit A (the "Application"), for which the Applicant desires tax abatement (the "Property").

B. The Applicant hereby makes submits its Application requesting that the Town consider, and the Town is willing to consider, the Property for real and/or personal property tax abatement.

NOW, THEREFORE, in consideration of the mutual agreements and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are mutually acknowledged, the parties agree as follows:

**AGREEMENT .**

Section 1. Tax Abatement. The Applicant hereby submits the Property for tax abatement. The Applicant's completed Application, including the Statement of Benefits (i.e. Form(s) SB-1), are submitted contemporaneously herewith and attached hereto as Exhibit A. This Memorandum constitutes a part of the Application.

Section 2. Application Fee. The parties recognize that Whitestown (including its Redevelopment Commission) will incur expenses, including financial advisory, legal and other fees, as a result of the Applicant's submission of its Application for tax abatement. In light of the expenses Whitestown will incur through the tax abatement process, the Applicant agrees to a non-refundable application fee in the amount of Two Thousand Dollars (\$2,000.00) (the "Application Fee"). The Applicant will pay the Two Thousand Dollars (\$2,000.00) Application Fee within 7 days following the approval of its Application, including this Memorandum.

Section 3. Final Application Fee. The parties recognize that Whitestown is required to provide governmental services to its inhabitants and properties located in Whitestown, including the Property, and has and will continue to incur expenses in connection with the provision of such services. In light of such expenses; the Applicant agrees that in the event its Application for tax abatement is approved by Whitestown, it will pay an application fee of Two Thousand Dollars (\$2,000) The Applicant will pay the Application Fee to Whitestown within seven (7) days of the resolution of Whitestown finally approving the Application.

Section 4. Failure to Pay Application Fee. In the event the Application is approved by Whitestown and Applicant fails to make timely payment of the Application Fee to Whitestown, Applicant shall be deemed to be in noncompliance with its Application and Whitestown may take immediate action by resolution to rescind its approval of the Application. If Whitestown adopts such a resolution, any deductions approved by Whitestown for the Applicant shall not apply to the next installment of property taxes owed by Applicant or to any subsequent installment of property taxes.

Section 5. Payment of Application Fee. The Application Fee shall be payable by cash or check (payable to the Town of Whitestown, Indiana) delivered to the Clerk-Treasurer of Whitestown.

Section 6. Disclaimer of Liability. The parties recognize that Whitestown's authority is limited by and subject to certain statutory criteria, including but not limited to certain compliance and conditions precedent by Applicant, and that Whitestown provides no promises, covenants, guarantees, or warranties that the Applicant will receive the tax abatement designation or other property interests it seeks.

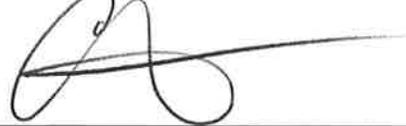
ned: Eric Osterhaus

sted: Eric Osterhaus

Its: \_\_\_\_\_

Address: \_\_\_\_\_

TOWN OF WHITESTOWN



Clinton Bohm, Town Council President



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51787 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 PAY20_
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b>
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- D Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- D Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

**SECTION 1**

**TAXPAYER INFORMATION**

Name of taxpayer <b>Whitestown Lot 7, L.L.C.</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>7620 Washington Blvd. Indianapolis, IN 46240</b>		
Name of contact person <b>Eric Osterhaus</b>	Telephone number <b>(317) 710-6847</b>	E-mail address <b>eric@systemsbuilders.com</b>

**SECTION 2**

**LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Town of Whitestown</b>	Resolution number
Location of property <b>Whitestown Crossing II (Block D) Proposed Lot 7</b>	County <b>Boone</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Approximately 44,100 sq. ft. of spec warehouse and office and related site improvements to be constructed at the above location.</b>	
DLGF taxing district number <b>06-019</b>	Estimated start date (month, day, year) <b>4-1-2020</b>
	Estimated completion date (month, day, year) <b>12-31-2020</b>

**SECTION 3**

**ESTIMATE**

**EMPLOYEES AND SALARIES AS RESULT OF PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
				<b>6</b>	<b>\$240,000</b>

**SECTION 4**

**ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	\$0	
Plus estimated values of proposed project	\$1,900,000	
Less values of any property being replaced	\$0	
Net estimated values upon completion of project	\$1,900,000	

**SECTION 5**

**WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
--	--

Other benefits

**SECTION 6**

**TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative <i>Eric Osterhaus</i>	Date signed (month, day, year) <b>11-14-19</b>
Printed name of authorized representative <b>Eric Osterhaus</b>	Title <b>Member</b>



**LEGAL DESCRIPTION**  
**OSTERHAUS/SYSTEMS BUILDERS, INC. PARCEL**

Block D in The Crossing at Whitestown Phase II Secondary Plat, as recorded in the Boone County Indiana Recorder's Office in Plat Book Number 21, Pages 30-'33 as Instrument Number 201200002882.



**SPECIAL MESSAGE TO TAXPAYER**

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.

TAXPAYER AND PROPERTY INFORMATION				
Owner Name and Mailing Address	Assessment Date	Effective Date	Parcel Number	Taxing District
WHITESTOWN CROSSING LLC 3961 PERRY BLVD WHITESTOWN, IN 46075	October 10, 2019	May 10, 2019 November 12, 2019	020-13820-09 06-07-27-000-018,002-020	020/020 Perry/Whitestown Col. Jurisdiction
<b>BOONE COUNTY</b>				
Property Address:		4000 S INDIANAPOLIS RD THE CROSSING AT WHITESTOWN PHASE II BLOCK D 4,87A		

**TABLE 1: SUMMARY OF YOUR TAXES**

	2018	2019
<b>I. ASSESSED VALUE AND TAX SUMMARY</b>		
1a. Gross assessed value of homestead property (Cap 1)	\$0	\$0
1b. Gross assessed value of other residential property and farmland (Cap 2)	\$0	\$0
1c. Gross assessed value of all other property, including personal property (Cap 3)	\$9,000	\$7,800
<b>Equals total gross assessed value of property</b>	<b>\$9,000</b>	<b>\$7,800</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>Equals subtotal of net assessed value of property</b>	<b>\$9,000</b>	<b>\$7,800</b>
a. Multiplied by your local tax rate	2.406900	2.486800
<b>Equals gross tax liability (see Table 3 below)</b>	<b>\$216.62</b>	<b>\$193.98</b>
a. Minus local property tax credits	\$0.00	\$0.00
b. Minus savings due to property tax cap (s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total net current tax liability due See remittance coupon for total amount due</b>	<b>\$216.62</b>	<b>\$193.98</b>

Please see Table 4 for a summary of other charges to this property.

**TABLE 2: PROPERTY TAX CAP INFORMATION**

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) <sup>1</sup>	\$270.00	\$234.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>2</sup>	\$27.15	\$20.57
<b>Maximum tax that may be imposed under cap</b>	<b>\$297.15</b>	<b>\$254.57</b>

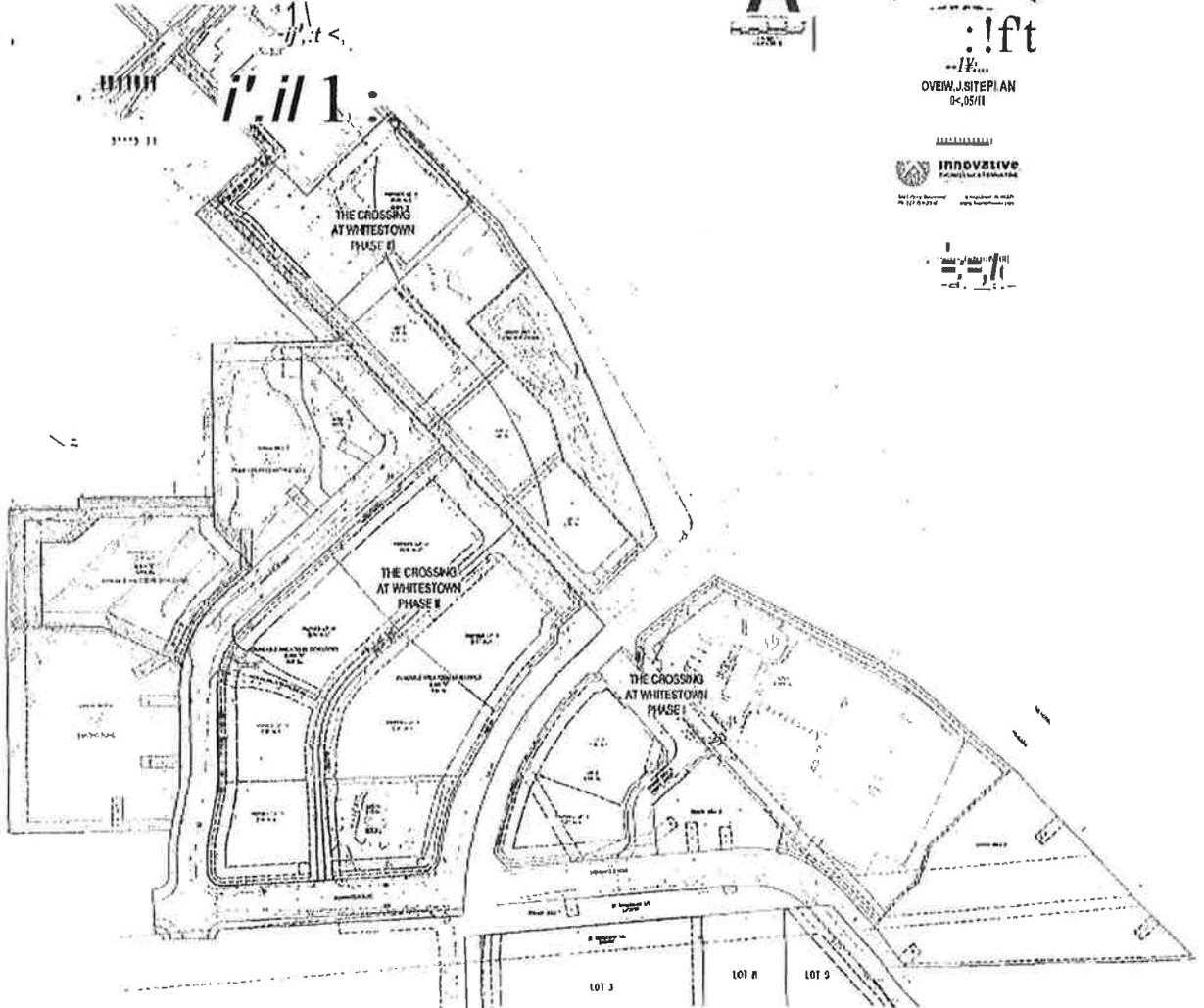
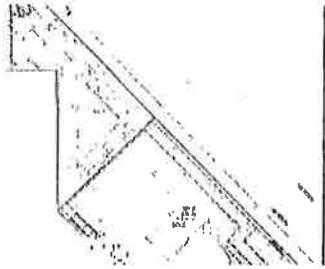
**TABLE 3: GROSS PROPERTY TAX RATES AND AMOUNTS APPLICABLE TO THIS PROPERTY**

TAXING AUTHORITY	TAX RATE 2018	TAX RATE 2019	TAX AMOUNT 2018	TAX AMOUNT 2019	DIFFERENCE 2018-2019	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.2174	0.2185	\$19.57	\$17.04	(\$2.53)	(12.93) %
TOWNSHIP	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SCHOOL	0.9419	0.9850	\$84.77	\$76.84	(\$7.93)	(9.35) %
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
City	1.2476	1.2833	\$112.28	\$100.10	(\$12.18)	(10.85) %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
STATE TAX CREDIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PENALTY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIEN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL ASSESSMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
<b>TOTAL</b>	<b>2.4069</b>	<b>2.4868</b>	<b>\$216.62</b>	<b>\$193.98</b>	<b>(\$22.64)</b>	<b>(10.45) %</b>

Line Item	2018	2019	Change %	Line Item	2018	2019	Change %
Direct Property Taxes	\$200.00	\$200.00	0.00 %	TOTAL DEDUCTIONS	\$0.00	\$0.00	0.00 %
TOTAL ADJUSTMENTS	\$200.00	\$200.00	0.00 %				

1. This table is not subject to the property tax cap included in this act. It is approved by voters through a referendum in Lake County and is subject to the property tax cap. When added to the base property tax rate for your property, this creates the effective rate. For more information, see the back of this document.  
 2. If any change in the rate would make you ineligible for a deduction that you are entitled to under Table 3, you will be notified in the amount due. You must notify the county clerk of any change in the amount due. The county clerk will bill you for the amount due, and you will be liable for taxes and penalties on the amount deducted.

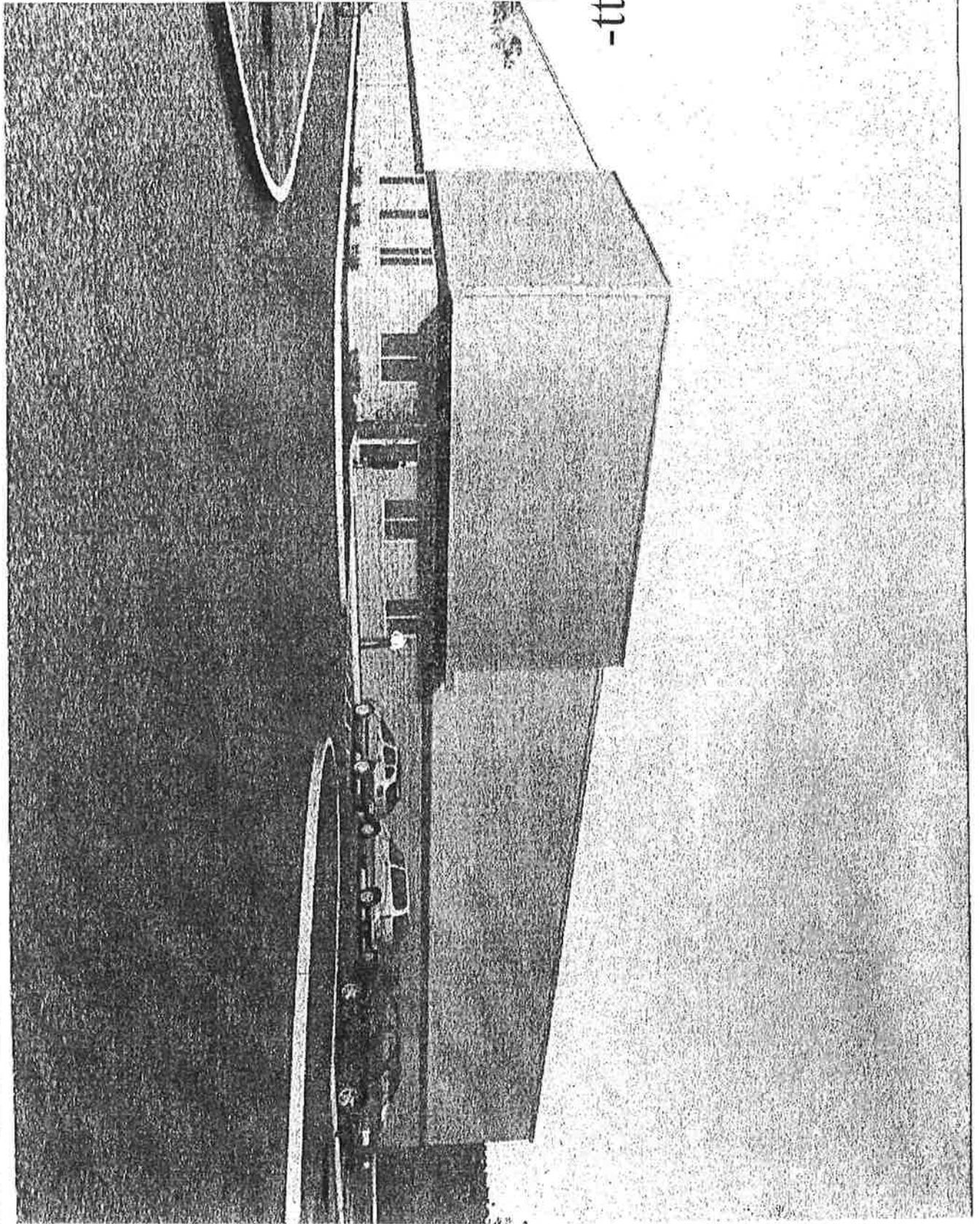


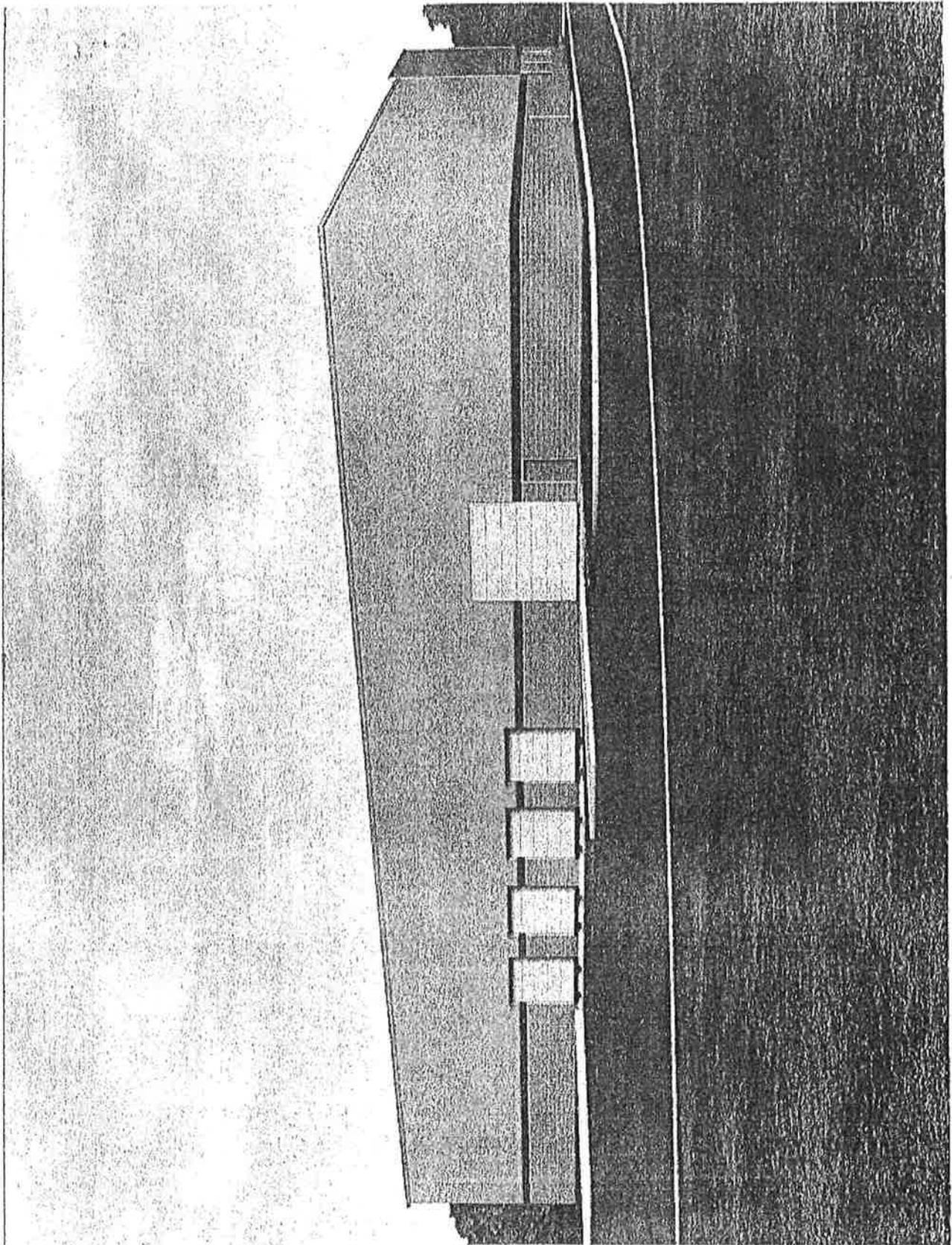


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OVEH, J. SITEPIAN  
10-05/11



LOT 3      LOT 4      LOT 5







EMI R. OSTERHAUS  
7620 WASHINGTON BLVD.  
INDIANAPOLIS, IN 46240

20-667740

3236

DATE \_\_\_\_\_

PAY TO THE  
ORDER OF

Town of Whitestown

\$ 2,000<sup>00</sup>/<sub>100</sub>

Two Thousand & 00/100

DOLLARS



Security Feature  
See Back



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